

Lower Rea Road, Brixham, TQ5 9UD Freehold £425,000



- Extended 4 Bed Detached Dormer Bungalow
- Bedroom & Ablutions To Ground Floor
- 3 Further Bedrooms & En Suite To First
- Spacious Sea View Lounge
- Large Dining Room & Kitchen Breakfast Room
- Sunny Secluded Rear Garden
- Ample Off Road Parking & Large Garage
- Very Desirable Area With Sea Views



A very appealing detached family house located in a desirable residential area less than half a mile from the Harbour and waterfront. Enjoying views across to Lyme Bay and Torbay. Close to many amenities and having generous accommodation. Both the dining room and kitchen breakfast room open out onto the south facing sun trap rear garden, whilst the lounge at the front enjoys a lovely sea view.

The house is well positioned to take advantage of Brixham's many amenities. Within a short level walk are Brixham's Admiral Indoor Swimming Pool, Brixham Rugby Club, Brixham College (with a full range of adult education courses) and Brixham Church of England School. Within a mile are many beautiful coastal walks including Berry Head Country Park, Shoalstone Rocks and the Breakwater. There is a useful local Co-op store in neighbouring Great Rea Road.

ENTRANCE VESTIBULE		Double arched, double glazed door into...
ENTRANCE HALLWAY		Perfect for outdoor wear with a coconut matting crib floor mat. Double glazed real wood door into.
LOUNGE	15'11 x 12'4 (4.85m x 3.76m)	A spacious reception hall with lots of natural light coming in from glazed windows either side of the door. Radiator. Large walk in storage cupboard. Beautifully finished and decorated throughout with a range of quality oak glazed doors.
DINING ROOM	19'3 x 10' (5.87m x 3.05m)	A bow bay fronted lounge enjoying good sea views out to Lyme bay and across Torbay to Torquay. Radiator. TV point. 4 wall lights.
KITCHEN BREAKFAST ROOM	19'9 x 11'11 (6.02m x 3.63m)	A fabulous size dining room with ample space for a large dining table a dual aspect room with window to side and sliding door to rear garden. Two contemporary wall mounted vertical radiators. Dual glazed oak doors to entrance hallway.
BEDROOM 1	13' x 11'3 (3.96m x 3.43m)	A perfect size family room with a comprehensive fitted kitchen including a large amount of matching wall and base units with roll edge work tops over. Fitted dish washer. Fitted fridge. (Rear of garage used as utility).
FIRST FLOOR LANDING		Inset Neff 5-ring gas hob and Neff electric double oven at mid level. Inset composite sink. 2 windows overlooking rear garden. Window to side aspect. Radiator. Stairs rising to first floor with built in storage underneath.
ADDITIONAL LIVING SPACE OR BEDROOM	15'2 x 13'9 (4.62m x 4.19m)	A stunning bedroom with a comprehensive range of built in wardrobes and matching dressing table and drawers. White bodies with oak faced doors. Window to front aspect enjoying a sea view. Radiator.
KITCHENETTE		Velux to side aspect. Loft hatch. Open plan to...
BATHROOM	6'6 x 5'7 (1.98m x 1.70m)	Window to front with panoramic Torbay views.
BATHROOM	6'6 x 5'7 (1.98m x 1.70m)	Base units and work tops with an inset sink. Velux to side.
BATHROOM	6'6 x 5'7 (1.98m x 1.70m)	Panel bath. Low level flush WC. Pedestal wash hand basin. Tiled splash backs. Built in storage cupboard.



BEDROOM 2 16'10 x 11'2
(5.13m x 3.40m)

A great size second double bedroom with built in wardrobes. Windows to side and rear aspect. Radiator. Access to Jack and Jill en suite.

BEDROOM 3 16'9 x 11'2
(5.11m x 3.40m)

A great size third double bedroom or twin room with built in wardrobes. Windows to side and rear aspect. Enjoying superb sea views to front. Radiator. Access to Jack and Jill en suite

JACK AND JILL EN SUITE 5'11 x 5'8
(1.80m x 1.73m)

Large corner shower cubical. Low level flush WC. Pedestal wash hand basin. Tiled flooring and splash backs. Velux window. Good quality Worcester green star he plus combination boiler. Heated towel rail.

GARAGE / UTILITY 28'11 x 8'
(8.81m x 2.44m)

A superb size garage workshop. Up and over door. Windows to either side. Space and plumbing for washing machine and tumble dryer. Sink inset into worktop with drainer to side.

OUTSIDE FRONT

Low maintenance frontage with a few mature shrubs and bushes. Block paver driveway offering ample off road parking for several vehicles and leading to a large garage. Path to side leads to main entrance.

OUTSIDE REAR

A sun trap rear garden which offers a very easy low maintenance and secure space for pets and families alike. A verandah offers a sheltered spot to enjoy an open outlook over the rear garden and covered access to the utility/ garage. Garden shed. Attractive natural stone wall boundary to base of garden with pretty planting to the perimeters.

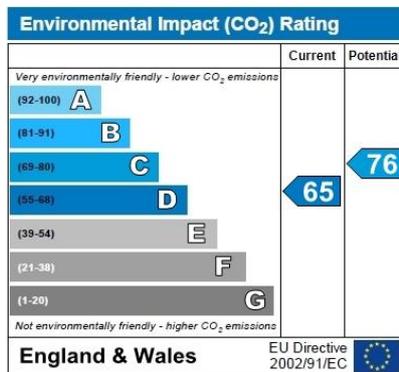
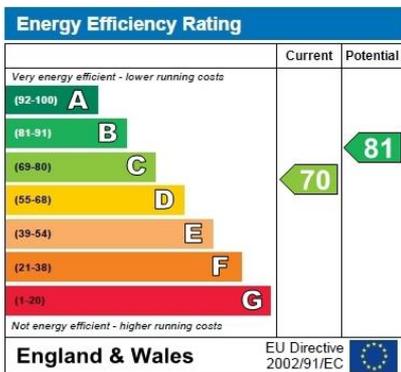
COUNCIL TAX BAND D

(Improvement Indicator)

Ground Floor



First Floor



Freehold Price £425,000 L J Boyce Map Reference - F2

Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You are advised to check the availability of this property before travelling any distance to view.